

MINOCQUA PLANNING COMMISSION

AUGUST 9, 2006. Meeting was called to order by Chairman Handrick.

ROLL CALL: PRESENT: Chairman Handrick; Butch Welch; John Thompson; Tom Mc Callum; Tom Koenen; Jerry Solem; Jim Rude; Kurt Bloss, Oneida County P&Z; Judi Hunter, Secretary.

APPROVAL OF MINUTES AND AGENDA: Motion by Mc Callum, seconded by Koenen to approve August 9, 2006 agenda. Motion carried. Motion by Handrick, seconded by Solem to approve July 26, 2006 minutes. Motion carried.

OLD BUSINESS:

1. **SIGN APPLICATION #22-06 - REVISED** - Thomas Lynn, "Northwoods Worknsportz". **TABLED.**
2. **CONDITIONAL USE APPLICATION #41-06** - Theresa Winger, (Hwy 51 Mobile Station), for a u-haul rental center and realty office, on property described as part of the SE NE, Section 34, T39N, R6E, Town of Minocqua, (MI) 2493-5.

Theresa Winger presented a lighting plan. Requested that town direct what light intensity for her to use. Welch feels we are not lighting experts and she will need to get a professional to direct her.

Motion by Welch, seconded by Handrick to direct Winger to bring before the Town Board with a better lighting plan. Motion carried.

NEW BUSINESS:

1. **SIGN APPLICATION #43-06** - Barb & Dave Ulmen, "Head Games Salon".

Motion by Welch, seconded by Solem to recommend approval. Motion carried.

2. **ADMINISTRATIVE REVIEW PERMIT #44-06** - Jack Ulmen, applicant, Jack Harmon, owner, (7453 Hwy 51 S) Beauty Salon and storage units on property described as Section 34, T39N, R6E, Town of Minocqua, (MI) 2492-3.

Barb and Dave Ulmen present. Parcel # is wrong. Should be (MI) 2492-7 not (MI) 2492-3. Dumpster will need to be screened.

Motion by Koenen, seconded by Handrick to recommend approval. Motion carried.

3. **RE-ZONE PETITION** (Cty #15-06) (**#45-06 TOWN**) Scott Abraham, (off Squirrel Lake Rd) owner to re-zone land from Forestry District 1-A to Single Family Residential District #02, on property described as being the NE SW, Section 10, T39N, R5E, Town of Minocqua, (MI)1705.

Scott Abraham present. Abraham has been before the Minocqua Town Board and is ready for the Public Hearing and the County Board meeting. There are existing homes in the area already.

Motion by Handrick, seconded by Mc Callum to recommend approval. Motion carried.

4. **CONDITIONAL USE APPLICATION & PRELIMINARY CONDOMINIUM PLAT #46-06** - Jeff Riegert for (17) seventeen condominium units at #12089 Kobart Rd., on property further described as part of G.L. 1, Section 9, T39N, R5E, Town of Minocqua (MI- 1692-1)

Jim Rein present for Jeff Riegert. Rein presented a detailed landscape plan and redesigned the plans to show all attached garages on units that had had the option before. Rein talked to Riegert about doing a reduction of units, but this is the least Riegert will go. Rude felt this was way to much “cramming” and that the town needs to take a stand and say “no more”! Mc Callum and Handrick feel the same as Rude about this issue and feel the project across the lake is in violation of CUP. Solem felt that it is an unacceptable amount of units for 300' of frontage.

Rein is following County Codes per the state and this project exceeds the code. Rein was questioned as to whether the contractor could be trusted to follow through with CUP as submitted? Rein was not sure. Rein mentioned that if he was presenting this as a resort type deal, he could have 30 units on it and later it could be changed to condo's.

Handrick cautioned the Planning Commission denying this. When the Landings was presented years ago, the board denied and the county approved it anyway. Welch and Handrick felt that because of our denial , we lost control over some of the issues that were important to the town. Some of the issues have changed since this project.. Parking and available space being two of the issues.

Motion by Rude, seconded by Thompson to deny permit.

It was felt that recommendations from the Planning Committee works to mold things with the county. Rein felt you cannot look at a person and deny a project and that the conditions of the CUP need to be followed. Two items he felt may help would be bonding and maintenance agreements being a request of the board for projects of this sort. To be more pro-active, the town can look at new multipliers and making all lake property SFR. The town could also put a condition on this permit that it NOT be able to be run as a resort and make a strong statement that the Planning Commission disapproves of this permit.

Rude withdraw motion.

Handrick asked for an unanimous consent to table this permit. Motion carried.

Motion by Handrick, seconded by Thompson to adjourn meeting. Motion carried.

Respectfully Submitted,

Judi Hunter
Secretary